

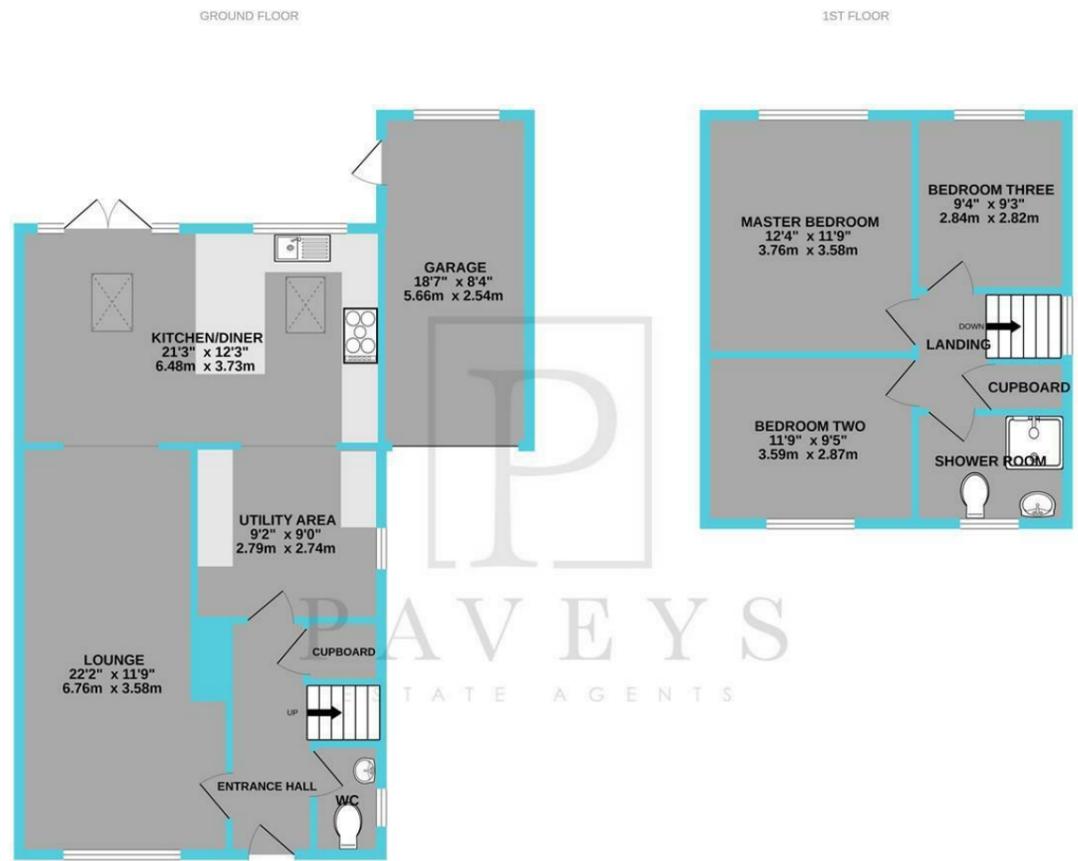
25, Queens Road  
Frinton-On-Sea, CO13 9BL

Price £575,000 Freehold



PAVEYS  
ESTATE AGENTS

Paveys have the pleasure in bringing to the market this BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED HOUSE located in the sought after "College Roads" in Frinton-on-Sea. The property is situated a short walk from the gorgeous greensward and beach which lie at the end of the road and a stones throw from the shops, restaurants and cafes in Connaught Avenue. This immaculate property has been lovingly refurbished by the present owners to create a bright and spacious modern interior. Key features include a modern kitchen diner and family room with attached utility area/office area, formal lounge, high end kitchen appliances, three bedrooms with modern fitted bedroom furniture and shower room. There are beautiful landscaped gardens to the front with a lovely West facing rear garden and detached garage with driveway. An internal viewing is advised in order to appreciate this property and its central location. Call Paveys today to arrange a viewing.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	
(92 plus) A		79	
(81-91) B			
(69-80) C			
(55-68) D	59		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreplot ©2022.

#### ENTRANCE HALL

UPVC entrance door to front aspect, LVT tile flooring, smooth and covered ceiling, stair flight to First Floor, large storage cupboard, radiator.

#### CLOAKROOM

Suite comprising low level WC and vanity wash hand basin. Double glazed window to side, LVT tile flooring, smooth ceiling, fully tiled walls, radiator.

#### LOUNGE 22'2 x 11'9 (6.76m x 3.58m)

Double glazed bay window to front, fitted carpet, smooth and covered ceiling, fitted wall lights, TV point, feature inset fireplace, opening to Kitchen Diner, two radiators.

#### KITCHEN DINER & UTILITY 21'3 x 12'3 (6.48m x 3.73m)

Modern high gloss over and under counter units, granite work tops and upstands, inset white ceramic sink and drainer with mixer tap. Built in AEG oven, AEG combination microwave, oven and grill, AEG 4 ring induction hob with extractor hood and glass splash back. Wine cooler, Samsung American style fridge freezer with water dispenser, integrated AEG washing machine, cupboard housing tumble dryer, integrated dishwasher, plinth lighting. Double glazed French doors to garden, double glazed windows to rear with views over the garden, pitched smooth ceiling with spot lights and Velux windows, LVT tile flooring, open plan to utility/home office area, TV point, two radiators.

#### FIRST FLOOR

##### FIRST FLOOR LANDING

Double glazed window to side, fitted carpet, smooth and covered ceiling, built in storage cupboard, access to loft housing combination boiler (not tested by agent).

##### MASTER BEDROOM 12'4 x 11'9 (3.76m x 3.58m)

Double glazed window to rear, fitted carpet, covered ceiling, range of fitted bedroom furniture including wardrobes and dressing table, radiator.

##### BEDROOM TWO 11'9 x 9'5 (3.58m x 2.87m)

Double glazed window to front, fitted carpet, covered ceiling, range of fitted bedroom furniture including wardrobes, over bed storage cupboards and desk, radiator.

##### BEDROOM THREE 9'4 x 9'3 (2.84m x 2.82m)

Double glazed window to rear, fitted carpet, covered ceiling, range of fitted bedroom furniture including wardrobes and dressing table, radiator.

#### SHOWER ROOM

Modern white suite comprising low level WC, vanity wash hand basin with cupboards beneath and large walk in shower cubicle. Double glazed window to front, tiled flooring, fully tiled walls, chrome heated towel rail.

#### OUTSIDE FRONT

Lawn area bordered by flowers and shrubs, driveway leading to Garage, gated access to rear.

#### OUTSIDE REAR

A beautifully maintained West facing garden commencing with a paved patio area, the remainder is laid to lawn with feature fishpond and well stocked flower and shrub borders. Access to Garage, outside tap, exterior lighting, gated access to front.

#### GARAGE 18'7 x 11'9 (5.66m x 3.58m)

Up and over door, power and light connected (not tested), window to rear courtesy door to garden.

#### IMPORTANT INFORMATION

Council Tax Band: E

Tenure: Freehold

Energy Performance Certificate (EPC) rating: D

The property is connected to electric, gas, mains water and sewerage.

#### DISCLAIMER

These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

#### MONEY LAUNDERING REGULATIONS 2017

Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.

#### REFERRAL FEES

Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.